

FILED
CLARK COUNTY AUDITOR

JAN 16 2026

Tax year 2025

BOR no. 2025-017

DTE 1
Rev. 12/22

County Clark

Date received 1/16/26

HILLARY HAMILTON
AUDITOR

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Helly Freeman</u>	<u>1737 Columbus Ave Springfield OH 45503</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>(513) 978-8992 (freeman.helly4@gmail.com)</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>3400700029417008</u>			
7. Principal use of property <u>Single Family Residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>3400700029417008</u>	<u>\$45,000</u>	<u>\$80,450</u>	<u>\$35,450</u>
9. The requested change in value is justified for the following reasons: <u>Property unfinished, over assessed.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
N/A

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____ .

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

No, I do not have a professional appraisal. I'm submitting this appeal based on the property's unfinished condition and comparison to similar nearby properties.

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date January 14, 2026 Complainant or agent (printed) Kelly Freeman Title (if agent) _____

Complainant or agent (signature) Kelly Freeman

Sworn to and signed in my presence, this January 14th day of January 2026
(Date) (Month) (Year)

Notary Deborah E. Beard



DEBORAH ELIZABETH BEARD
Notary Public
State of Ohio
My Comm. Expires
March 7, 2029

To the Clark County Auditor,

My name is Kelly Freeman and I am the owner of the property located at 1737 Columbus Avenue, Springfield, Ohio 45503. I am submitting this statement along with the required form to request a reconsideration of the recently assessed value of my property. The current assessed value of \$80,450 does not reflect the factual condition of my home or the surrounding neighborhood.

I purchased this property in 2019 through my company All Star Realty Group LLC and later transferred the property into my personal name. This is a single family home built in approximately 1905. It has two bedrooms, one bathroom, and an estimated square footage slightly over one thousand. My home has not undergone any significant updates or improvements since my ownership. The structure is over one hundred years old and the mechanical systems, plumbing, and electrical remain original or outdated. There is no central air conditioning system. Heating is provided by a furnace that appears to be in working condition, but the home is still inefficient due to the lack of modern insulation and modern windows. The windows are mixed with older units throughout the house. The roof is older and does not leak to my knowledge but has not been replaced during my ownership and should not be treated as a modern roof in valuation. The home does not have a basement. It has a crawl space. The siding is worn and missing in places. The garage is a detached two car garage but due to the previously vacated alley I do not have drive up access to fully utilize the garage without needing cooperation from neighboring property owners. This directly affects the functionality and value of the garage. Inside the home there are still significant repairs needed. Original flooring is present throughout much of the home and in some areas subfloor remains exposed. Electrical work is incomplete and there are wires visible in places where lighting or ventilation fixtures still need installation. Trim and other interior finishes are incomplete. Based on these conditions and current labor and material pricing the home realistically requires an estimated twenty thousand to forty thousand dollars in repairs and updates to bring it to a modern and marketable condition.

The surrounding properties also do not support a valuation of eighty thousand four hundred fifty dollars for my home. While a couple nearby houses appear to have newer siding most homes on my block do not show major exterior improvements. Many yards are cluttered and not well maintained which affects the curb appeal and desirability of this street. Nothing substantial has changed regarding my house or the immediate area that would justify a valuation increase of this size. My annual property tax has increased by two hundred fifty four dollars and ninety cents and my assessed value has risen despite no improvements being made to the structure or land.

I believe a fair and accurate value for my property in its current condition is approximately forty five thousand dollars. This figure reflects the work needed to bring the house to modern standards and the condition of comparable homes in my immediate vicinity.

I am attaching exterior photographs which further support the condition described above. I appreciate your attention and request that the assessed value of my property be adjusted to reflect its true and factual condition.

Sincerely, Kelly Freeman Property Owner 1737 Columbus Avenue Springfield Ohio 45503

Kelly Freeman
January 16, 2026

Parcel ID: 3400700029417008

Comparable Sales Summary

I reviewed recent sales in the area and found several comparable properties that help illustrate the market value. These include homes similar in size, condition, and layout, ranging from smaller distressed properties to larger, updated homes. The table below summarizes the addresses, key features, and sale prices for your reference.

Address	Beds	Baths	Sold Price	Notes
1573 Warder St	2	1	\$45,000	Very similar distressed property
624 Elm St	3	1	\$61,300	Lower sale in same zip
416 Belleaire Ave	2	2	\$100,000	Larger, updated interior
700 James St	3	1.5	\$132,000	More bedrooms, decent condition
4571 Reno Ln	2	2.5	\$147,000	Bigger home, higher-end features

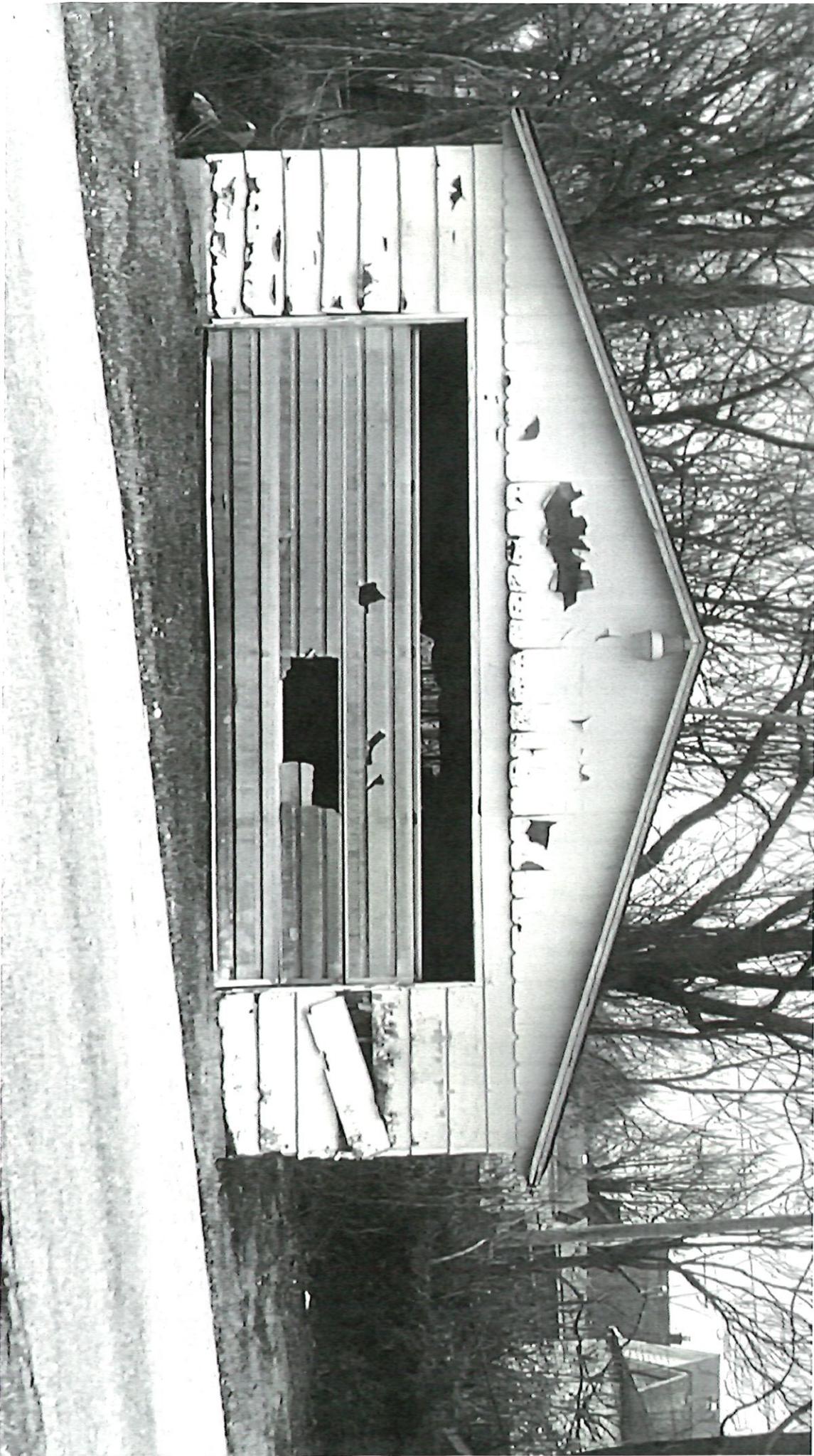
Kelly Freeman
January 16, 2026



January 16, 2024
Neighbor yard / exterior condition
Trash/debris



January 16, 2026
Front exterior / boarded door / cracked foundation
1737 Columbus Ave
Springfield, Ohio 45503



January 16, 2026
Neighboring garage / dilapidated structure



January 16, 2026
Front exterior
1737 Columbus Ave
Springfield, Ohio 45503



January 14, 2026
Neighbor back yard / exterior
Trash / debris
junk automobiles



January 16, 2026
Side of home / siding missing
& windows



January 16, 2024
Neighbor yard / exterior condition
Trash / debris

January 16, 2024
Both neighbor's yards
exterior clutter / debris visible
and exterior damage

Front exterior of
subject property
white house
1737 Columbus Ave
Springfield, Ohio 45503





January 16, 2024
Front exteriors



January 16, 2026

Back yard

Actually vacated Alley / with 2 car garage



January 14, 2024
Side of home / missing siding /
foundation

JANUARY 16, 2024
Neighbor's yard, visible debris



January 14, 2024
Side of home / missing siding
visible foundation issues



Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1737 COLUMBUS AVE

Map ID: 340-07-00029-417-008

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/21/26

CURRENT OWNER

FREEMAN KELLY

GENERAL INFORMATION

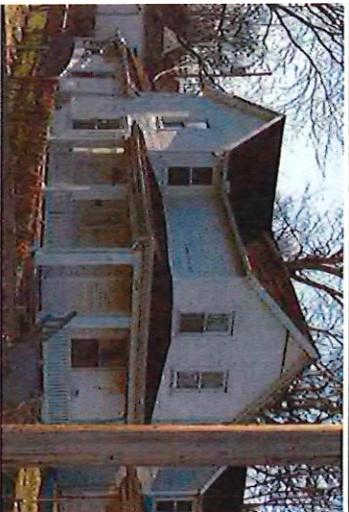
Routing No. 0029-04 006-00
 Class Residential
 Living Units 1
 Neighborhood 340R0061
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700029417008 12/8/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 148			6,990

Total Acres: .1359

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,450	6,990	6,990	0	6,990
Building	25,710	73,460	73,460	0	69,580
Total	28,160	80,450	80,450	0	76,570

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied N

Entrance Information

Date	ID	Entry Code	Source
04/29/24	LB	10-Adv	3-Other
11/07/19	LA	7-Quality Check	3-Other
05/30/18	CPS	R-Review	3-Other
11/22/17	CHM	10-Adv	3-Other
10/03/11	DWP	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
09/20/24	11,500	2-Land & Building	8-Not Validated
08/19/19	17,500		
05/29/19	17,500		

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 MC NALLY ALL & VAC ALLEY S
 6014

Addl. Tieback:

Deed Reference	Deed Type	Grantor	Status
SD-Sheriff's Deed		ALL STAR REALTY GROUP LLC	Closed Permit
SD-Sheriff's Deed		HSBC BANK USA NATIONAL ASSOCIATIO	
SD-Sheriff's Deed		BREWER WILLARD JR	
SD-Sheriff's Deed		BREWER WILLARD JR	

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/21/19	COUNTY-1	FD CK			Closed Permit

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1737 COLUMBUS AVE

Parcel Id: 340-07-00029-417-008

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

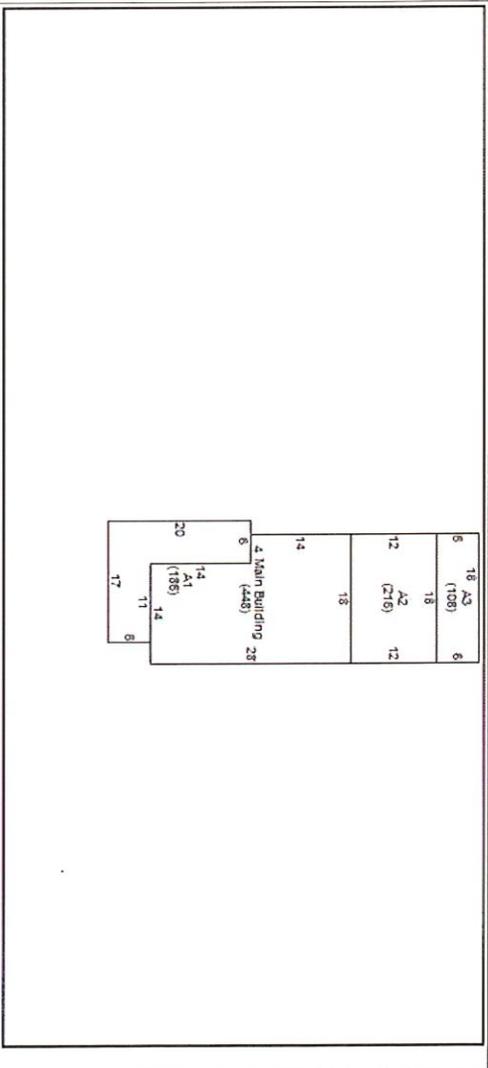
Story height	2	Total Rooms	5
Exterior Walls	6-ALV/nyl	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1905	Full Baths	1
Eff Year Built	1952	Half Baths	0
Year Remodeled	1952	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	123,610	% Good	44
Plumbing		Market Adj	
Basement	-2,880	Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	120,730	Additions	15,200
Ground Floor Area	448		
Total Living Area	1,112	Dwelling Value	68,320
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					448						
1		1			186						7,500
2	55	35	56		216						20,200
3		3			108						6,800

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1978		28x22	616	D	1		A	A			5,140

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level
Number
Unit Type
Unit View
Model (MH)
Model Make (MH)